
Resolution 2015-02

Kalberer/Cumberland/Blackbird and Sagamore Parkway Economic Development Areas
and the Levee/Village Redevelopment Area

Staff Report
May 14, 2015

On May 20, 2015, the West Lafayette Redevelopment Commission adopted Resolution No. RC 2015-6 to add additional projects to the plans of the Kalberer/Cumberland/Blackbird Economic Development Area, the Sagamore Parkway Economic Development Area, and the Levee/Village Redevelopment Area.

These three economic development and redevelopment areas and TIFs are now considered by recent Indiana legislation to be legacy TIFs. As such, to keep those TIFs alive, new debt must be incurred prior to July 1, 2015 in order to extend the life of the TIF area beyond 2025.

Amendments to each of the Economic Development and Redevelopment Plans were prepared by the Redevelopment Commission and attached to and incorporated by reference in its adopted resolution. The Redevelopment Commission submitted the resolution, plan, and report to the Area Plan Commission as required. The plan commission is now being asked to determine whether the resolution and plans conform to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution 2015-02) approving or disapproving the Redevelopment Commission's resolution and plan amendments. The Redevelopment Commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of West Lafayette.

PROJECT DESCRIPTION

Kalberer/Cumberland/Blackbird

Lighting on Cumberland to improve pedestrian, bicycle and vehicle safety - estimated cost is approximately \$300,000.

Sagamore Parkway

Lighting to improve safety for pedestrian, bicycle and vehicle along Cattail Trail from Yeager to Cumberland - estimated cost is approximately \$300,000.

Levee/Village

New lighting for pedestrian bicycle and vehicle safety on Northwestern from Dodge to Lindberg - estimated cost is approximately \$300,000.

COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

Because these projects are transportation safety in nature, the ***Phased Land Use Plan*** is not applicable. The ***Transportation Plan for 2040: Completing Our Streets*** emphasizes building safe and efficient bicycle, pedestrian and transit projects. Lighting projects to improve bike and pedestrian facilities are in complete compliance with adopted comprehensive plan policy.

Staff is satisfied that the Declaratory Resolution and Amended Economic Development and Redevelopment Plans for the three areas conform to the adopted *Comprehensive Plan for Tippecanoe County*.

STAFF RECOMMENDATION

Approval

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2105
Ref No: 15-089

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

RE: RESOLUTION 2015-02

A resolution determining that the Declaratory Resolution and plan amendments for the Kalberer/Cumberland/Blackbird Farms Economic Development Area, the Levee/Village Redevelopment Area, and the Sagamore Parkway Economic Development Area conform to the Comprehensive Plan for Tippecanoe County.

Dear Council,

This is to verify that at a public hearing on May 20, 2015, the Area Plan Commission of Tippecanoe County voted 13 yes to 0 no to adopt **RESOLUTION 2015-02**

Attached you will find three copies of signed Resolution, as adopted.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosure: Resolution 2015-02

cc: Thomas Brooks
Chandler Poole
Eric Burns

RESOLUTION NO. 2015-02

**RESOLUTION OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
DETERMINING THAT A RESOLUTION AND AMENDMENTS TO
REDEVELOPMENT AND ECONOMIC DEVELOPMENT PLANS APPROVED
AND ADOPTED BY THE CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF
DEVELOPMENT FOR TIPPECANOE COUNTY AND APPROVING THE
RESOLUTION AND PLANS**

WHEREAS, the Area Plan Commission of Tippecanoe County (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of West Lafayette (the "City"); and

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Redevelopment Commission") has, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Declaratory Resolution RC 2015-6 on May 20, 2015 (the "Declaratory Resolution"), amending redevelopment and economic development plans for the areas known as the "Kalberer/Cumberland/Blackbird Economic Development Area," the "Levee/Village Redevelopment Area," and the "Sagamore Parkway Economic Development Area" (collectively, the "Amendments"); and

WHEREAS, the Amendments add various projects to such redevelopment and economic development areas as described in the Declaratory Resolution; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Amendments to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution (containing such Amendments) is attached hereto and made a part hereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Amendments contained therein and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE TIPPECANOE COUNTY AREA PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Amendments contained therein for the redevelopment area and economic development areas known as "Kalberer/Cumberland/Blackbird Economic Development Area," the "Levee/Village Redevelopment Area," and the "Sagamore Parkway Economic Development Area" (collectively, the "Areas"), conform to the plan of development for the City.

2. The Declaratory Resolution and the Amendments for the Areas are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Amendments for the Areas pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Amendments for the Areas with the minutes of this meeting.

SO RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
this 20th day of May, 2015.

AREA PLAN COMMISSION OF TIPPECANOE
COUNTY



Tim Shriner, President

ATTEST:



Sallie Dell Fahey, Secretary